

NEWS

From the Office of

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San Bernardino County Assessor Bill Postmus Announces Immediate Tax Relief *Postmus Initiates Provisions of Landmark Voter-Approved Law*

SAN BERNARDINO – San Bernardino County Assessor Bill Postmus today announced he is providing immediate property tax relief to homeowners whose property values qualify for a reduction in assessed value. The move is expected to result in the immediate reduction of tax assessments for nearly 11,000 parcels reducing taxable values by nearly \$238 million for county taxpayers.

“Prop 8 is an important voter approved constitutional amendment designed to allow county assessors to temporarily reduce assessments when property values are determined to have declined to where the market value on January 1 is below the value on the assessment roll,” stated County Assessor Bill Postmus. “When I campaigned for this office, I pledged to use all tools available to ensure that San Bernardino County taxpayers would be assessed fairly and accurately. Initiating the tax reduction provisions outlined in Proposition 8 is a significant step towards that goal, with real savings for county taxpayers.”

An assessment made pursuant to Proposition 8 is a temporary one. Once a reduction has been made under Proposition 8, the value of the property must be reviewed as of January 1 of each year to determine whether the current Fair Market Value remains less than its Base Year Value plus inflationary adjustments. As the Proposition 8 value represents current Fair Market Value, it can fluctuate from year to year without limitation, to reflect changes in the market. The factored base year value will be restored once the market value exceeds that base year value.

Tax reductions under Proposition 8 may be initiated by the County Assessor without a request from the owner. Property owners can also apply for this assessment provision using the form “Application for “Decline in Value”, Proposition 8,” available through the San Bernardino County Assessor’s website. Assessor Bill Postmus noted that homeowners with further questions on Proposition 8 may access the office’s official website at SBAssessor.org, via the Tax Savings Programs link.

“This office is committed to honest property assessment,” concluded Assessor Postmus. “Proposition 8 is a landmark constitutional amendment that was passed by the voters, and taxpayers expect their assessor to implement this provision accordingly. This office will.”

Assessor Bill Postmus was sworn in as the county assessor in January 2007 after serving 6 years as county supervisor, representing the First Supervisorial District. From 2005-06, Assessor Postmus served as chair of the county's Board of Supervisors. He holds a Bachelor of Science Degree in Business and Management from the University of Redlands. More recently, Assessor Bill Postmus was designated a Certified Property Tax Appraiser by the state of California.

ATTACHMENT: A spreadsheet detailing an analysis of how Proposition 8's property tax reductions affect the cities and communities of San Bernardino.

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2007 Prop 8 Assessed Values, Factored Base Year Values and Parcel Counts By TRA/City

Year	City	2007 Assessed Value under Prop. 8	Factored Base Year Value	Difference	Parcel Count
	Incorporated				
2007	Chino	\$38,894,278	\$39,479,920	\$585,642	118
2007	Colton	\$19,139,701	\$34,344,087	\$15,204,386	51
2007	Needles	\$11,494,971	\$15,744,375	\$4,249,404	61
2007	Ontario	\$256,440,878	\$269,116,047	\$12,675,169	404
2007	Redlands	\$46,723,606	\$47,322,174	\$598,568	149
2007	Rialto	\$58,569,193	\$60,460,096	\$1,890,903	133
2007	San Bernardino	\$155,798,851	\$188,882,297	\$33,083,446	293
2007	Upland	\$104,633,908	\$109,689,375	\$5,055,467	367
2007	Barstow	\$30,723,210	\$37,893,778	\$7,170,568	52
2007	Fontana	\$346,487,121	\$361,583,294	\$15,096,173	491
2007	Montclair	\$34,223,541	\$40,483,310	\$6,259,769	41
2007	Victorville	\$270,263,617	\$273,245,716	\$2,982,099	790
2007	Loma Linda	\$22,635,705	\$23,280,315	\$644,610	48
2007	Adelanto	\$69,779,289	\$79,859,412	\$10,080,123	311
2007	Rancho Cucamonga	\$379,958,866	\$389,670,678	\$9,711,812	692
2007	Grand Terrace	\$2,233,879	\$2,334,459	\$100,580	6
2007	Big Bear	\$19,170,836	\$19,227,335	\$56,499	2,892
2007	Highland	\$41,648,145	\$43,101,504	\$1,453,359	99
2007	29 Palms	\$13,455,674	\$14,331,680	\$876,006	109
2007	Hesperia	\$101,458,590	\$104,494,923	\$3,036,333	284
2007	Apple Valley	\$89,549,587	\$99,154,007	\$9,604,420	200
2007	Yucaipa	\$57,826,691	\$61,433,447	\$3,606,756	131
2007	Yucca Valley	\$33,997,154	\$38,318,852	\$4,321,698	164
2007	Chino Hills	\$242,523,925	\$248,729,514	\$6,205,589	555
2007	Total Incorporated	\$2,447,631,216	\$2,602,180,595	\$154,549,379	8,441
2007	Total Unincorporated	\$454,167,350	\$537,952,529	\$83,785,179	3,025
2007	Total Incorp & Unincorp	\$2,901,798,566	\$3,140,133,124	\$238,334,558	11,466

Factored Base Year Value = Prop 13 Value Ceiling (Land + Improvements + Personal Property) factored up at a maximum of 2% per year from year of purchase